

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

1/61 MARTIN STREET BRIGHTON VIC 3186

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$2,300,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,300,000

Property type

Unit

Suburb

Brighton

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

5/43 NORTH ROAD BRIGHTON VIC 3186	\$2,300,000	27-Jun-25
1/14 ST ANDREWS STREET BRIGHTON VIC 3186	\$2,200,000	15-May-25
103/12 LINDSAY STREET BRIGHTON VIC 3186	\$2,300,000	28-Aug-25

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 24 October 2025



**5/43 NORTH ROAD BRIGHTON VIC 3186**

Sold Price

**\$2,300,000**

Sold Date

**27-Jun-25**

 3

 2

 2

Distance

**0.37km**



**1/14 ST ANDREWS STREET BRIGHTON VIC 3186**

Sold Price

<sup>RS</sup> **\$2,200,000** <sup>UN</sup>

Sold Date

**15-May-25**

 3

 2

 2

Distance

**1.8km**



**103/12 LINDSAY STREET BRIGHTON VIC 3186**

Sold Price

<sup>RS</sup> **\$2,150,000**

Sold Date

**28-Aug-25**

 3

 2

 2

Distance

**1.92km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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